



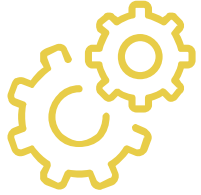
FUNDING OVERVIEW FOR REAL ESTATE PROJECTS

**AFFORDABLE HOUSING DEPARTMENT
AFFORDABLE HOMEOWNERSHIP & RENTAL DEVELOPMENT OFFICE**



OVERVIEW OF: AFFORDABLE HOMEOWNERSHIP & RENTAL DEVELOPMENT OFFICE PROGRAMS





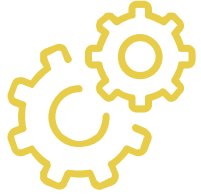
HOME INVESTMENT PARTNERSHIPS PROGRAM

What is HOME?

The primary objective of the HOME program is the development of affordable housing for rent or homeownership by providing funding to:

- Provide safe, quality, and affordable housing for low-moderate income households,
- Expand the capacity of nonprofit and for-profit housing developers,
- Strengthen the ability of state and local governments to provide housing, and
- Leverage private-sector participation.





HOME INVESTMENT PARTNERSHIPS PROGRAM

CROSS CUTTING REGULATIONS

- Environmental Reviews (Historic Reviews, Indian Tribal Reviews)
- Fair Housing
- Section 3
- Davis Bacon (Labor Standards)
- Section 504
- Violence Against Women Reauthorization Act (VAWA)



HOME INVESTMENT PARTNERSHIPS PROGRAM

Eligible Activities

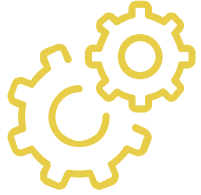
- New construction of housing for rent or ownership
- Rehabilitation of housing for rent or ownership
- Site acquisition
- Demolition of dilapidated housing to create for a HOME-assisted development





OVERVIEW OF AFFORDABLE HOUSING PROGRAMS

- Affordable Homebuild Partnership Program
- Affordable Rental Partnership Program
- Memphis Housing Trust Fund-Round 3



AFFORDABLE HOUSING PROGRAMS: AFFORDABLE HOMEBUILD PARTNERSHIP PROGRAM

AFFORDABLE HOMEBUILD PARTNERSHIP Program Overview:

- Acquisition, Construction, Rehabilitation or Demolition.
- Financial assistance for development subsidies are in the form of a loan.
- Housing must serve a low to moderate income population as determined by HUD.
- All single family housing cannot exceed a sales price of \$254,877, 95% of the median purchase price for the area based on FHA single mortgage program data for new construction.

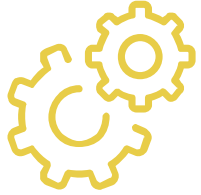


HOME INVESTMENT PARTNERSHIPS PROGRAM

Affordable Homebuild Partnership Program Benefits

1. Reduces Development Budget Gaps
2. Helps finance construction costs
3. Provides a direct subsidy to houses. The subsidy is the difference between the purchase price and the fair market value.
4. Provides a direct subsidy to the homebuyer to go towards purchase costs.
5. Provide a homebuyer with the down payment.
6. Provides a development subsidy. (The difference between the cost to construct and the market price.)





AFFORDABLE HOUSING PROGRAMS: AFFORDABLE RENTAL PARTNERSHIP PROGRAM

AFFORDABLE RENTAL PARTNERSHIP Program Overview:

- Acquisition, Construction, Rehabilitation or Demolition.
- Financial assistance for development subsidies will be in form of a loan.
- Housing must serve a low to moderate income population.
- Rents cannot exceed limitations established by HUD.
- Tenants must meet income guidelines as determined by HUD.



HOME INVESTMENT PARTNERSHIPS PROGRAM

Affordable Rental Partnership Program Benefits

1. Development Gap Reduction
2. Finance Construction Costs
3. Reduces Finance Costs
4. Provides long term financing that can be paid with operating income
5. Creates credit worthiness for projects when partnered with private lending
6. Provides reimbursement of some pre-development expenses
7. Creates Affordable Rental Housing for up to 20 years
8. Creates units comparable to market rate for tenants with incomes at or below 80% of Median Area Income

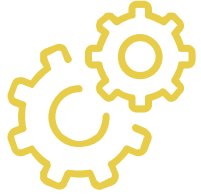


HOME INVESTMENT PARTNERSHIPS PROGRAM

Senior Housing Projects

As housing costs have soared in the last year on top of the lack of available affordable housing, we want to focus on increasing the affordable housing stock for seniors. Special priority will be given to projects that will serve low to moderate income seniors. All applications for projects that will specifically serve this population will be given extra points during the application review process.





AFFORDABLE HOUSING PROGRAMS: MEMPHIS AFFORDABLE HOUSING TRUST PROGRAM-ROUND 3

MAHTF-3 Program Overview:

- Assist nonprofit developers or for-profit/nonprofit developer partnerships with costs related to rehabilitating vacant single-family housing.
- Assist homeowners with electrical and plumbing repairs, HVAC replacement, and the resolution of minor maintenance problems.



MEMPHIS AFFORDABLE HOUSING TRUST FUND (MAHTF) PROGRAM-ROUND 3

Eligible Activities

- Rehabilitation of vacant single-family housing for ownership or rent
- Owner occupied home repair



MEMPHIS AFFORDABLE HOUSING TRUST FUND (MAHTF) PROGRAM-ROUND 3

MAHTF Program-Round 3 Benefits

1. Reduces Development Budget Gaps
2. Helps finance construction costs
3. Provides a development subsidy
4. No federal regulations to adhere too





APPLICATION PROCESS OVERVIEW





AFFORDABLE HOUSING APPLICATIONS

APPLICATION CHECKLIST

- Your guide to a complete application
- Read all instructions

APPLICATIONS WILL BE EVALUATED ACCORDING TO

- Threshold Assessment
- Project Prioritization
- Underwriting Review

NOTE

- Incomplete applications will not be considered
- Applications not meeting threshold criteria will not be considered





THRESHOLD REQUIREMENTS

ALL APPLICATIONS MUST MEET THE FOLLOWING:

- Project serves households at 80% or below the AMI
- How the Project will comply with standards set by HUD Multifamily AFHMP - Form 935 2a has been completed (HOME Program)
- Project must be located in the City of Memphis & include a site plan
- Use for HOME funds or MAHTF funds
- Evidence of site control by Applicant
- Applicant must provide an appraisal supporting pro forma assumptions

SUBMISSIONS/EXHIBITS

- Completed AFHMP
- Site Plan
- Site Control
- Appraisal
- An Executive Summary including a project timeline with a defined scope of work describing the population to be served
- A detailed development budget, proforma, and/or cash flow analysis





APPLICATION REVIEW





Questions?

Completed applications can be submitted to
HCDRealEstateApplications@memphistn.gov



www.memphistn.gov/hcd

(901) 636-7300

